



# Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

## MERRIMACK ZONING BOARD OF ADJUSTMENT

AGENDA FOR WEDNESDAY, JUNE 29, 2022

MATTHEW THORNTON ROOM

7:00 P.M.

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

**PLEASE TAKE NOTICE THAT**, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall, at 8 Baboosic Lake Road, on Wednesday, June 29, 2022 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order**
2. **Roll Call**
3. **Black Diamond Development, LLC. (petitioner) and 744 DW LLC (owner) – [Variances under Section 2.02.3.B of the Zoning Ordinance to permit an industrial warehouse use in the C-2 \(General Commercial\) District and Section 3.02 to allow for a rear setback of 5 feet whereas 40 feet is required.](#)** The parcel is located at 744 DW Highway in the C-2 (General Commercial) District. [Tax Map 7E, Lot 35](#). Case # ZBA 2022-16. **This item is continued from the May 25, 2022 ZBA meeting.**
4. **Black Diamond Development, LLC (petitioner) and MM Reality Trust (owner) – [Variance under Section 2.02.3.B of the Zoning Ordinance to permit an industrial warehouse use in the C-2 \(General Commercial\) District.](#)** The parcel is located at 734 DW Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 7E, Lot 31](#). ZBA Case # 2022-17. **This item is continued from the May 25, 2022 ZBA meeting.**
5. **Robert & Susan Brittain (petitioners) and Trevor & Haley Sprague (owners) – [Variance under Section 3.02 of the Zoning Ordinance to permit two homes on one lot in the R-2 \(Residential, by soils\) District.](#)** The parcel is located at 20 Trowbridge Drive in the R-2 (Residential, by soils) District. [Tax Map 5A, Lot 22](#). ZBA Case # 2022-22.
6. **Robert & Susan Brittain (petitioners) and Trevor & Haley Sprague (owners) – [Variance under Section 4.01 of the Zoning Ordinance to permit the placement of a travel trailer outside of a manufactured housing park.](#)** The parcel is located at 20 Trowbridge Drive in the R-2 (Residential, by soils) District. [Tax Map 5A, Lot 22](#). ZBA Case # 2022-23.
7. **Annual Meeting – Election of Officers** (*postponed from May 25*)
8. **Discussion/possible action regarding other items of concern**
9. **Approval of Minutes – May 25, 2022**
10. **Adjourn**

Copies of application materials are available at the Merrimack Community Development Department Office in Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M.

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